

<b>Application Number:</b>	<b>23/10268</b> Reserved Matters
<b>Site:</b>	LAND NORTH OF, SALISBURY ROAD, CALMORE, NETLEY MARSH SO40 2RQ
<b>Development:</b>	Reserved Matters Application for the approval of appearance, landscaping, layout, and scale for 269 dwellings, associated and ancillary infrastructure, foul pumping station, play spaces, and sustainable drainage systems pursuant to Outline Planning Permission 20/10997 (AMENDED REASON TO ADVERTISE)
<b>Applicant:</b>	Bloor Homes Limited & The Trustees of Barker-Mill Hillyfields Trust
<b>Agent:</b>	White Peak Planning Limited
<b>Target Date:</b>	03/07/2023
<b>Case Officer:</b>	Ian Rayner
<b>Officer Recommendation:</b>	Service Manager - Grant
<b>Reason for Referral to Committee:</b>	Application is a major development proposal that relates to one of the Council's Strategic Site allocations.

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## 1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) how the detailed proposals respond to the requirements, conditions and obligations of the Outline Planning Permission
- 2) the layout of the development and whether it is of an acceptable design quality
- 3) the scale of the development
- 4) the appearance of the development
- 5) the landscaping of the development

## 2 SITE DESCRIPTION

### The application site

2.1 The application site extends to approximately 17.5 hectares and is an area of mainly agricultural land to the north of Totton, within the parish of Netley Marsh. The site, which is irregularly shaped, is set to the north of Salisbury Road (the A36) and to the west of Green Lane and Hill Street. The south-western corner of the site extends almost up to a slip road that gives access from Salisbury Road onto the A326 Totton Western Bypass.

2.2 The site currently has an open, rural character. The only existing buildings on the application site are a small group of agricultural buildings (of mainly modern construction) that are set close to Salisbury Road. There are areas of hardstanding

around these buildings, but otherwise the site is comprised of a number of individual fields laid to permanent pasture and grazed by livestock. The fields are bounded by hedgerows, some of which provide strong green corridors, and some where the vegetation is more intermittent. Perhaps the most significant natural feature on the application site is Hatton's Plantation, which is a small, triangular area of woodland in the south-eastern part of the site, adjacent to Green Lane.

2.3 The application site has a particularly long and relatively exposed northern edge, much of which is unmarked by existing physical features, the edge simply running through the middle of existing fields.

2.4 There is a high voltage overhead electricity cable that extends across the northern part of the site.

2.5 The application site is gently sloping. The lowest part of the site is in the south-eastern corner, at the intersection of Green Lane with Salisbury Road. The land rises gently upwards from this south-eastern corner to the site's northern edge, which forms a higher, more elevated area of land, before the land starts to drop away more steeply to the north of the application site.

#### The areas surrounding the application site

2.6 The south-western corner of the application site largely wraps around 2 existing residential properties - Brook House and Four Winds. These 2 properties are both set within large garden plots.

2.7 The north-eastern section of the application site that extends up to Hill Street abuts another residential property - Carnoustie House - which is again set within its own large garden plot.

2.8 Green Lane, which abuts a significant length of the site's eastern boundary is an unmade track that forms a public footpath. There is another public footpath that abuts the site's south-western corner.

2.9 Open fields extend northwards from the application site to the M27. As indicated above, the land drops away from the site's northern edge, with the land to the north of the application site having a relatively open, rural character.

2.10 Hill Street to the east is a quiet, rural lane, lined by a scattering of dwellings and a large nursing home (Colbury House). Beyond Hill Street, to the east, is Testwood Lakes.

2.11 South of Salisbury Road, Pauletts Lane extends southwards from the application site's south-eastern corner. The land to the south of Salisbury Road is still rural, but with a more enclosed character, including a small industrial estate at Brookes Hill (formed from the conversion of former agricultural buildings).

### **3 PROPOSED DEVELOPMENT**

3.1 The application seeks the approval of reserved matters pursuant to Outline Planning Permission 20/10907, which was granted in January 2023.

3.2 The Outline Planning Permission is for up to 280 dwellings and associated infrastructure, including Alternative Natural Recreational Greenspace, informal and formal open space and drainage infrastructure. Under the Outline Planning Permission, detailed approval has been given to the means of access onto the highway network (Salisbury Road) and associated improvements to the highway.

The Outline Planning Permission is subject to 38 planning conditions, as well as detailed obligations secured through a Section 106 legal agreement.

3.3 This application seeks approval of all reserved matters - namely layout, scale, appearance and landscaping. The application covers the whole of the outline application site area except for those areas that are within the existing highway network or which form part of the already approved junction improvements, and where further reserved matters approval is unnecessary.

3.4 The application is specifically seeking detailed approval for 269 dwellings. The application is accompanied by a comprehensive set of plans and reports, including detailed site layout plans, detailed landscape drawings and a full suite of elevational drawings. The application has been the subject of lengthy negotiations since the application was registered in April 2023, resulting in the submission of a full set of amended plans. Unit numbers have reduced from 271 to 269 since the application was initially submitted, in part to address design concerns.

## **4 PLANNING HISTORY**

### Applications affecting the application site

4.1 Request for an EIA Screening Opinion under Regulation 6 of the Town & Country Planning Act (20/10464) - EIA not required 19/6/20

4.2 Outline planning application with all matters reserved, except means of access to the highway network (junction arrangements) and associated highway improvements, for the demolition of existing buildings and the residential (C3) development of the site with up to 280 dwellings, Alternative Natural Recreational Greenspace, informal and formal open space, together with associated drainage, utilities and all other associated and necessary infrastructure (20/10997) - granted 16/1/23

4.3 New agricultural compound comprising yard, hardstanding and erection of agricultural buildings (22/10943) - granted 28/6/23

### Applications affecting the wider Strategic Site 1 allocation

4.4 Up to 80 dwellings at Loperwood; open space; drainage (Outline Application with all matters reserved) (15/11797) - refused 11/8/16; appeal allowed 29/9/17

4.5 Development of 80 dwellings at Loperwood comprised of: 19 detached houses, 20 semi-detached houses, 4 mid-terraced houses, 1 block 6 flats; detached garages; parking; landscaping; open space; bin & cycle stores; substation (details of access, layout, scale, appearance and landscaping development granted by Outline Permission 15/11797) (19/10703) - granted 22/10/20

4.6 Request for an EIA Screening Opinion in respect of a Development of up to 225 residential dwellings with gardens and off-road parking; Provision of public open space (POS) (approximately 2 hectares) and Alternative Natural Recreational Greenspace (ANRG) (approximately 4.8 hectares); Provision of a Local Equipped Area for Play (LEAP); Retention of existing vegetation (trees and hedgerows) including Bog Plantation (21/10564) - EIA required 16/6/21 (Appeal made. Secretary of State subsequently Directed that EIA is not required)

4.7 Request for an EIA Screening Opinion in respect of 80 residential dwellings with associated alternative natural recreational greenspace (ANRG), public open space, landscaping, means of access and ancillary infrastructure (Screening

Opinion) Strategic Site SS1 (20/10379) - EIA not required 4/6/21

4.8 Development of up to 196 Dwellings on Land North of Cooks Lane, including accesses from Cooks Lane and Pauletts Lane, provision of Public Open Space & Alternative Natural Recreational Greenspace and Drainage (Outline Application with details only of Access) (22/10219) - under consideration

4.9 Development of 9 dwellings on Land North of the Hollies, Hill Street; open car ports, access, hard and soft landscaping and associated works (22/10747) - under consideration but with resolution to grant planning permission subject to S106

4.10 Construction of 60 dwellings on Land West of Hill Street; creation of two new accesses from Hill Street, parking, landscaping, open space (including ANRG) and associated works (22/10854) - under consideration but with resolution to grant planning permission subject to S106

4.11 Development comprising 9 units at Brook House, parking, landscaping and access via existing enlarged entrance; retention and extension to Brook House to provide a two-storey rear extension (23/10540) - granted 7/8/24

4.12 Outline planning application at Calmore Croft Farm for the erection of up to 22,000 Sq.m of employment use for logistic/warehouses (Use Classes B2 and B8) and ancillary office space with all matters reserved except for access (24/10199) - under consideration

## **5 PLANNING POLICY AND GUIDANCE**

### **Local Plan 2016-2036 Part 1: Planning Strategy**

Policy STR1: Achieving Sustainable Development

Policy STR3: The strategy for locating new development

Policy STR4: The settlement hierarchy

Policy STR5: Meeting our housing needs

Policy STR7: Strategic Transport Priorities

Policy STR9: Development on land within a Minerals Safeguarding Area or Minerals Consultation Area

Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites

Policy ENV3: Design quality and local distinctiveness

Policy ENV4: Landscape character and quality

Policy HOU1: Housing type, size, tenure and choice

Policy HOU2: Affordable housing

Policy HOU3: Residential accommodation for older people

Policy CCC1: Safe and healthy communities

Policy CCC2: Safe and sustainable travel

Policy IMPL1: Developer Contributions

Policy IMPL2: Development standards

Policy IMPL3: Monitoring

Policy Strategic Site 1: Land to the North of Totton

### **Local Plan Part 2: Sites and Development Management 2014**

DM1: Heritage and Conservation

DM2: Nature conservation, biodiversity and geodiversity

## **Supplementary Planning Guidance And Documents**

SPD - Mitigation Strategy for European Sites  
SPD - Parking Standards

## **Relevant Legislation**

- Town and Country Planning Act 1990
- Town and Country Planning (Environmental Impact Assessment) Regulations 2017
- The Conservation of Habitats and Species Regulations 2017

## **Relevant Advice**

National Planning Policy Framework  
National Design Guide  
National Model Design Code

## **Constraints**

Tree Preservation Order: 1425/18/88/G20

## **Plan Policy Designations**

New Housing Land Allocations  
Built-up Area

## **6 PARISH / TOWN COUNCIL COMMENTS**

**Netley Marsh Parish Council:** Recommend permission but would accept the decision reached by NFDC officers under their delegated powers. The Access from Salisbury Road, the green space and play areas were considered to be good.

## **7 COUNCILLOR COMMENTS**

No comments received

## **8 CONSULTEE COMMENTS**

Comments have been received from the following consultees:

**HCC Highways:** No objection subject to condition.

Following a review of the proposed internal layout as shown in drawings A195-101 P6 and A195-102 P6, the Highway Authority are satisfied with the design in principle, subject to conditions. A number of points will need to be addressed at either the S38 detailed design stage (should the internal roads be offered for adoption) or by suitably worded conditions. Such conditions should require the technical details of highway design to be submitted and approved by the LPA in consultation with the Highway Authority. The following detailed points are made:

- Continuous footways/cycle tracks should be considered at side road junctions to facilitate the priority of people walking/cycling with respect to cars and to provide continuity, comfort and protection to people walking and cycling. Further review should be carried out at the detailed design stage.

- Corduroy paving where footways transition into shared use space/paths and all tactile paving crossing points should be shown throughout. Further details should be provided at the detailed design stage.
- Footway connections / crossing points should be provided at the private walkways from the dwellings at plots 61 and 66, as there is currently no footway to the side of dwellings.
- A surfaced path between the cul-de-sacs should be provided.
- It appears there are banking levels issues within the proposed footway adjacent to plot 250. The applicant needs to confirm how the footway will be constructed if there is a level difference.
- Full height kerbing is shown through the raised table. This should be amended.
- Turning heads at the end of estate roads should include either verge or footway margins.
- A shared use path from the north of site does not appear to connect to anything. The plans should show (at least indicatively) how the proposed adoptable footways/cycleways connect with the landscape paths throughout the site.
- The section of the spine road to the east of the ANRG junction has been designed almost straight. This could lead to an increase in the speed of traffic. Whilst it is noted that block paving is proposed for this section, this may not be sufficient to keep the speed down. Raised tables may also need to be considered.
- Maintenance access from the highway to the attenuation basins has not been shown. This should be clearly shown on the plan.
- The proposed adoptable highway encroaches onto a number of Root Protection Areas. Details of construction of the adoptable highways/paths at these points should be provided.
- The drawings have not shown the surfacing on the smaller cul-de-sac areas. This information should be included. Any parking/visitor bays should have hardstanding to the rear.
- The proposed 2.5m-wide shared use path on the southern side of ANRG is below the minimum width required in HCC's Technical Design Guidance. If 3m cannot be achieved, the applicant will be required to submit a Departure from Standard (DfS) application to the HA for approval. Approval is not guaranteed and, as such, it may result in the road not being adoptable.
- It is noted that block paving has been proposed for some sections of footway. The Highway Authority reject the use of block paving on footways as it is difficult to maintain and can therefore create trip hazards to pedestrians. As such, it may result in the road not being adoptable. The Highway Authority require this to be dealt with by a suitably worded planning condition which mandates that the detailed design of the footways, crossing points and shared use paths shall be approved by the planning authority in consultation with the Highway Authority prior to commencement of the development.
- No specifications are provided for kerbing. For the roads to be adoptable, the Highway Authority expect these to be PCC.
- Carriageway surfacing and construction need to be in accordance with HCC's guidance in order for the roads to be adoptable.
- It is unclear whether the headwalls and drainage infrastructure around the attenuation pond are within the highway boundary.
- The developer should be made aware that a subsequent S38 approval will require submission of additional information such as formal engineering drawings. This may result in updates being required which affect the approved layout.

**HCC Surface Water:** Advise that the drainage details required by the Outline Planning Permission are acceptable and that the relevant condition can be discharged.

**HCC Minerals & Waste:** No Objection. Advises that the north-eastern corner and a small area in the west of the application site lies within the Minerals and Waste Consultation Area (MWCA). This area is informed by the mineral safeguarding area (MSA) as defined through Policy 15: Safeguarding Mineral Resources of the adopted Hampshire Minerals and Waste Plan (2013) (HMWP) and indicates where viable, safeguarded mineral resources are likely to be present. However, it is confirmed the area of the application site within the MWCA would not constitute a viable extraction opportunity.

**HCC Rights of Way:** No objection subject to a condition requiring the applicant to enter into a S106 legal agreement to secure contributions that mitigate the development's impact on Netley Marsh Public Bridleways 1, 4 and 501.

The application proposes to create 3 metre wide paths for both walking and cycling, linking to bridleway 501 in the south-western corner and bridleway 4 in the south-eastern corner. The Service welcomes these links so as to provide opportunity for future residents to access the local PROW network and beyond.

Occupancy of the site will introduce many additional people to the area, many of whom will use bridleways 1, 4 and 501, seeking opportunities for recreation, etc. The Service considers parts of bridleways 1, 4 and 501 are already in need of surface improvement, in part caused by local flooding issues, and increased use will only increase their need for surface improvement.

HCC corporate practice is to secure financial contributions for the future maintenance of its highway assets, where development can reasonably be foreseen to increase the pressure on highway surfaces or other highway facilities. The Service will, therefore, require a commuted sum from the Applicant to both improve the present bridleway surfaces to reasonably accommodate the increase in use and to contribute to the Service's increased obligation in perpetuity.

The Service has identified the paths' surface improvement need as:

- Bridleway 1: 450 metres;
- Bridleway 4: 322 metres;
- Bridleway 501: 370 metres.

The charging schedule is reviewed regularly by the Service and the rate that would eventually apply would be that set at the time of the sealing of a suitable Section 106 legal agreement.

The Service suggests the Applicant could also provide an additional path link connecting the site and bridleway 1.

**Natural England:** No objection subject to appropriate mitigation being secured. We welcome improvements to the ANRG provision and support the Council's aims for this land to provide a truly attractive greenspace for recreation to protect the New Forest designated sites. We also note that the HRA should include details of the latest nutrient calculations and nutrient mitigation secured for the site to avoid adverse effects on the Solent designations. Standing Advice on protected species and ancient woodland / trees should be referred to.

**Southern Water:** Advice given.

No discharge of foul sewerage from the site shall be discharged into the public system until off-site drainage works to provide sufficient capacity within the foul network to cope with additional sewerage flows are complete. Southern Water is currently in the process of designing and planning delivery of off-site sewerage

network reinforcements. Southern Water seeks to limit the timescales to a maximum of 24 months from a firm commitment of the development. All other comments in the response to the outline planning permission remain valid.

**National Grid Company:** No objection

**National Highways:** No objection - the proposals are unlikely to have an unacceptable impact on the safety, reliability, and/or operational efficiency of the Strategic Road Network in the vicinity of the site.

**Crime Prevention Design Advisor:** Advice given on original plans only

Concerns are raised about access to the elevations of the dwellings / apartment blocks from the public realm. There are concerns that a number of dwellings have at least one elevation that can be easily accessed from the public realm, which increases the opportunities for crime and disorder. To reduce the opportunities for crime and disorder, defensible space should be provided along the exposed elevation(s). Considers that robust boundary treatments are needed and ground floor windows to apartments should be protected by planting. Hampshire and Isle of Wight Constabulary cannot support this application if the dwellings do not have this basic level of protection.

There are some concerns relating to rear garden access and access gates. Advises rear garden access gates should be fitted with a key operated lock that can be operated from both sides of the gate, and advises that some gates should be repositioned.

A number of Public Open Spaces (POSS) are located throughout the development. To provide for the safety of those using these spaces, planting needs to be carefully designed. Concern is raised that some of the footpaths and cycleways through the POS provide a shorter route across the development than using the roads which may encourage people to use a route that is less safe than using the road. To provide for the safety of those using these footpaths, they should be straight, at least 3m wide (metalled surface) and lit to the relevant standards with British Standard (BS) 5489-1:2020. As proposed, it is considered the connectivity in this development does not conform to Adopted Local Plan, Policy, ENV3, sub-paragraph iii.

Lighting throughout the development should conform to the relevant sections of British Standard (BS) 5489-1:2020.

**NFDC Housing Initiatives Manager:** No objection raised

The reserved matters application reflects the earlier commitment to the delivery of 35% (94 dwellings) of the site as affordable housing, with a broadly policy compliant ratio of Social Rent, Affordable Rent and Shared Ownership. The provision of a slightly higher number of social rented units is a positive.

The percentage of units by size and tenure differs slightly from the Affordable Housing Mix set out in the s106 agreement, resulting in a small reduction in the number of 1 and 4 bedroom units, and a corresponding increase in the number of 3 bedroom dwellings. It is also noted that the proposals have increased the number of 2 bedroom flats and decreased the number of 2 bedroom houses. The changes proposed do not raise a concern and will continue to meet an identified local affordable need.



The proposed residential layout plans indicate that the affordable housing will be provided in clusters across the whole of the site, which is welcomed.

**NFDC Environmental Health (Contaminated Land):** No objection but recommend a condition is imposed as per outline planning permission 20/10997. This is to ensure that any potential contamination that could pose risks to human health and/or the environment found during the proposed development on this site which was not identified in the previously submitted Geo-Environmental reports will be dealt with in accordance with the Environment Agency's technical guidance.

**NFDC Environmental Health (Pollution):** No objection or further comment. Having reviewed the Reserved Matters application and supporting documents, it is noted that there are no substantial changes from the outline application in matters that concern Environmental Health (pollution).

**Archaeologist:** No objection. This application follows on from Outline Application 20/10997 for which the applicant submitted a DBA, Geophysical Survey and a Written Scheme of Investigation (WSI) for an archaeological trial trench evaluation. This and any possible future archaeological work are secured by conditions on the granted outline planning permission. Does not see anything in this application that would require any additional work beyond what has already been secured.

**NFDC Drainage:** No comment. All surface water related considerations will be from HCC for this sized development.

**NFDC Ecologist:** No objection raised

#### *Habitats – BNG*

The previous BNG assessment undertaken using Biodiversity Metric (BM) 2.0 has been updated using version 3.1. Version 4.0 has subsequently been published. Either version is considered acceptable.

An updated commentary is provided in relation to additionality, which is agreed. It is not considered that this issue needs to be revisited, and no objection is raised to the completed and updated BNG Statement. This view has been reached, in part, due to demonstrable conservatism and application of a precautionary approach in completion of the metric - for example, not using urban trees.

It is noted that the proportion of 'other neutral grassland' shown as now being close mown has increased significantly over what was previously proposed. This appears to have been picked up in the condition assessments in the metric. From a pure biodiversity perspective, the previous proportions were favourable, though it is acknowledged this may not be desirable when considering all users / roles these areas have to fulfill. With these changes incorporated into the metric, the development still meets the requisite 10% BNG for area based habitats and linear habitats.

#### *Species*

A technical note completed by EPR titled Ecological Measures: Opportunities for Birds, Bats & Invertebrates has been submitted in support of the application. This includes provision for swift nesting bricks, bat boxes and bee bricks. The proposals are in keeping with the requirements of Planning Condition 17 of the Outline Planning Permission. If this was a full application being made now, or a new outline scheme, an average of one swift nesting feature and at least one bat roosting feature per house and apartment would be requested in line with emerging NFDC

policy. It is accepted, however, that the outline permission clearly sets out the expectations that were relevant at that time. As such, no objection is raised in this regard.

**NFDC Arboriculture:** No objection on tree grounds to the proposal. The applicant has submitted an amended Tree Protection Plan (Barrell Tree Consultancy Tree Protection Plan Ref: 18071-6). This plan shows the detailed layout of the site, with attenuation ponds and pedestrian path in relation to the tree constraints on site. It is confirmed that the submitted details do not conflict with the retention of the trees that have been identified in the original Outline application (20/10997). It is noted that Conditions 13 and 14 of the outline application 20/10997 are still outstanding.

**NFDC Conservation:** No comment

**NFDC Urban & Landscape Design:** Further response awaited and comments will be provided to Members in the written update paper. The scheme has improved in many ways over an extended period of discussion. The amended plans have been reviewed in terms of urban design quality. For the most part, the improvements are sufficient. There are many improvements, offering good public spaces and a largely well laid out development. The play areas designs are good. Most of the landscape design concerns have been met or can be made acceptable through a well worded landscape condition. Some detailed concerns raised.

**NFDC Open Space:** The aim must be to ensure that the POS is safe, welcoming and maintainable in the interests of all users and delivery of the mitigation functions. It is pleasing that many of the suggestions made previously in respect of the play areas have been taken forwards. It is recommended that the play areas have a boundary. Some adjustments are suggested in respect of specific details.

**Health & Safety Executive:** Do not advise against permission being granted.

## 9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received:

9.1 1 letter of objection from local resident on the following grounds: loss of a valuable greenspace which is a much needed buffer between the A36 and the M27; adverse impact on the character of Hill Street; insufficient infrastructure to support the development.

9.2 Hampshire Swifts: Concerns raised and request that it be made a condition of planning approval that there should be at least one integral swift brick per dwelling.

In their ecological proposals for this application Bloor Homes' contract ecologists EPR say that 36 swift bricks (integrated swift boxes) will be included. This equates to only 13% of the 271 planned dwellings. This is far below current best practice recommendations. Conservation organisations and the British Standard BS 42021:2022 Integral nest recommend at least 1 integral swift box per dwelling.

Continued loss of traditional nesting sites in existing buildings means there is a huge need for permanent integral nest boxes in new developments for Swifts and other cavity nesting birds. Without integral nest boxes, these species, that have nested in our homes for centuries, will never be able to nest in the proposed buildings because modern building techniques exclude them.

## 10 PLANNING ASSESSMENT

### **Principle of Development**

10.1 Being an application for the approval of reserved matters, the principle of development has already been established through the approval of the Outline Planning Permission for up to 280 dwellings in January 2023.

10.2 However, as with any application for the approval of reserved matters, it is necessary to consider whether the proposal is consistent with the description and the requirements of the outline planning permission, having regard to relevant conditions and Section 106 obligations.

### **Compliance with the Outline Planning Permission**

10.3 In this case, the application is for 269 dwellings - 11 fewer than the maximum number of dwellings permitted under the outline planning permission. The number of units proposed is therefore consistent with the number of units approved under the outline planning permission and is entirely acceptable.

#### *Compliance with Conditions*

10.4 The Outline Planning Permission was subject to 38 conditions. This included a number of conditions that required the reserved matters application(s) to adhere to specific parameter plans and requirements.

10.5 Condition 4 of the outline planning permission requires the reserved matters proposals to accord with 3 parameter plans. In almost all respects, the submitted reserved matters application does accord with these 3 parameter plans. The access arrangements accord with the approved access strategy, whilst the areas of built infrastructure and green infrastructure are in accordance with the approved Land Use and Access Parameter Plan. There is, however, one departure from the Trees, Hedgerows and Demolition Parameter Plan. That plan showed an oak tree close to the existing farm buildings as to be retained, and the illustrative masterplan showed a layout with a greenspace centred around that tree. However, before the reserved matters application was submitted, the tree was felled (it is understood by the landowner following storm damage to the tree). This felling of this tree means that any reserved matters application is unable to comply with this one element of the approved Trees, Hedgerows and Demolition Parameter Plan. Given this tree is just one small and minor element of the parameter plans, and given the proposal satisfies condition 4 of the outline planning permission in all other respects, it is felt that it would be acceptable to consider a reserved matters application on the basis of this tree having been removed.

10.6 Condition 6 of the outline planning permission requires the layout and landscaping details of the development to be broadly consistent with the design principles and strategy that are shown on the illustrative Landscape & ANRG Framework Plan - 8956-L-01 F. It is considered that the proposed reserved matters application would be consistent with the requirements of this condition. The areas of proposed green landscape infrastructure would broadly align with the illustrative landscape & ANRG Framework Plan. This said, it is recognised that there would be some changes: notably following the removal of the oak tree close to the existing farm buildings (as described in the preceding paragraph), it is no longer proposed to create an area of green infrastructure focussed around this tree. And the position of the children's play areas has been subject to adjustments. However, these changes are not considered to be fundamental in the context of the overall Landscape and ANRG Framework Plan.

10.7 Condition 7 of the outline planning permission requires the development to substantially accord with a specific residential mix - reflecting the Table at Figure 6.1 of the Local Plan - with different mixes being defined for affordable rental homes, affordable homes ownership and market homes. The submitted mix of affordable rental homes would include a slightly greater proportion of 3-bedroom units and a slightly lower proportion of 4-bedroom units than set out in the condition, but the deviation would be marginal, and the mix of affordable rental homes would therefore be reasonably consistent with the requirements of the condition. The submitted mix of dwellings that would be for affordable homes ownership would also be consistent with the requirements of the condition. With respect to the open market housing, the reserved matters scheme would include a slightly lower proportion of 2-bedroom units and a slightly higher proportion of 4-bedroom units than the expected proportions set out in the condition (the difference being about 3% in both cases). It is felt that this level of change would be within acceptable tolerances, given the requirement is to 'substantially accord' rather than to 'precisely accord'. Overall, therefore, it is considered that the proposed mix of the different tenures of dwelling would be consistent with the requirements of Condition 7 of the outline planning permission.

10.8 Condition 17 of the outline planning permission requires a minimum of 1 in 4 of the dwellings / development plots to incorporate either a bird nesting box, a bat box or enhancements for invertebrates such as bee bricks. The applicant has provided a report with plans which shows where these features would be provided across the development. In total, there would be 36 bird nest boxes, 28 bat boxes and 22 bee bricks across 68 of the proposed 269 dwellings -i.e. just over 25% of dwellings. As such, it is considered that the applicant's proposals are an acceptable response to the requirements of this condition.

10.9 Condition 19 of the outline planning permission requires this Reserved Matters application to be accompanied by an additional Biodiversity Net Gain Statement, which shall include a recalculation of the biodiversity impact of the proposed development based on the detailed proposals. Accordingly, such a statement has been submitted. This statement indicates that the development would achieve a 14.99% uplift in habitat units and a 27.23% uplift in hedgerow units. These increases in biodiversity would be achieved by concentrating development within the parts of the site that have a very low baseline for nature conservation value, and also through the provision of a substantial resource of new and enhanced habitats, including an expanse of semi-natural grassland, diversified with scrub planting and framed by hedgerows. It should be noted that the habitat gains are more modest than had been suggested at outline stage, partly due to the detailed designs giving greater priority to the recreational function of the ANRG and POS areas. Nevertheless, the Council's ecologist is satisfied that the minimum 10% uplift in biodiversity would be achieved through the Reserved Matters designs. Therefore, the requirements of Condition 19 of the outline planning permission are considered to be satisfied.

10.10 Condition 30 of the outline planning permission requires this reserved matters application to include details of any mitigation measures that will be implemented to ensure an acceptable relationship between the existing gas pipelines across the development and the proposed development. The application is duly accompanied by a Gas Pipeline Note and accompanying plan. The Note confirms that there are 2 gas pipelines running across a section of the northern part of the site (one high pressure pipeline and one intermediate pressure pipeline). Southern Gas Networks have previously confirmed that there should be no building within 7 metres of the high pressure pipeline or within 3 metres of the intermediate pressure pipeline. Related to this, the Health and Safety Executive have defined consultation zone

distances in respect of the high pressure gas pipeline, whereby they would advise against permission being granted if dwellings were to be sited within 9 metres of the pipeline. Plots 170 and 171 would be the nearest 2 dwellings to the pipeline, but they would be situated outside of the critical distances. Therefore, the siting of the dwellings would be acceptable in terms of their relationship to the pipeline. It should be noted that some landscape works are proposed within the relevant gas pipeline area, but the submitted Note indicates that these can be provided without affecting the pipeline, whilst recognising that risk assessments and method statements would need to be agreed with Southern Gas Networks outside of the planning process. As such, it is felt that the Reserved Matters application satisfactorily addresses the requirements of Condition 30 of the outline planning permission. (It should be noted that Southern Gas Networks were consulted on the application but have not provided a formal consultation response.)

10.11 Condition 33 of the outline planning permission requires car and cycle parking details to be submitted and agreed in connection with this reserved matters application. In this respect, the application is accompanied by a parking and cycle strategy plan. Across the development, this plan confirms there would be 498 allocated parking spaces, 12 unallocated parking spaces, 83 garage parking spaces, 13 car port / car barn spaces, 54 visitor parking spaces, communal cycle stores for the apartments within the development and cycle storage sheds for all dwellings without garages.

10.12 Based on the Council's parking standards Supplementary Planning Document (SPD), the development as a whole should provide 646 car parking spaces. If both garages and visitor parking spaces are included, the total car parking provision would be 660 car parking spaces, which would be slightly in excess of the recommended level. The Council's parking standards SPD does confirm that visitor parking can count as part of the overall parking allowance, whilst also indicating that garages need to be considered on a case by case basis. Accordingly, in this case, whilst a proportion of the garages are likely to be used for purposes other than the parking of cars (thereby impacting upon the total car parking provision), it is not felt this would have the effect of reducing car parking provision to a level that would be harmful in either safety or visual amenity terms. Therefore, the overall level, type and distribution of car parking spaces is considered to be acceptable. The quantum and distribution of proposed cycle parking also meets relevant standards and is considered acceptable.

10.13 Condition 34 of the outline planning permission requires details of electric vehicle charging infrastructure / points to be submitted with this reserved matters application. The application is duly accompanied by an EV charging plan, which shows that every dwelling would have its own EV charging point. As such, it is considered that the reserved matters permission satisfied the requirements of condition 34 of the outline planning permission, noting that the provision of EV charging infrastructure is now more normally required and secured through the Building Regulations.

10.14 Condition 37 of the outline planning permission requires a waste collection strategy to be submitted and approved in connection with this reserved matters application. The application is thus accompanied by a plan which shows the location of communal bin stores for the apartment blocks (2 in total) and a number of dedicated bin collection points scattered around the development (21 in total). These are considered to be appropriately sited across the development. The collection points are marked on the plans as small slab areas. From a design perspective, they would benefit from clearer definition. This is a fairly minor detail, however, that could be secured by condition.

10.15 A number of other conditions of the outline planning permission are the subject of related applications to discharge conditions. These include Condition 8 (levels), Condition 13 (protection of trees), Condition 14 (Footpaths and Walkways within Root Protection Areas), Condition 20 (Pedestrian Connections), Condition 21 (Lighting Scheme), Condition 22 (Surface Water Drainage), Condition 24 (Foul Water Drainage), Condition 25 (Noise), Condition 26 (Construction Environmental Management Plan), Condition 28 (Construction Traffic Management Plan), and Condition 32 (Nutrient/Nitrate Neutrality). These will all be the subject of separate decision notices. However, many of the details are inextricably linked to the reserved matters proposals, and can therefore only be approved in conjunction with the approval of any reserved matters application. As such, it is relevant to note what details have been submitted to discharge the conditions and how these details link to this reserved matters application.

10.16 With respect to condition 8 (levels), the engineering plans with this reserved matters application provide full details of existing and proposed levels across the site. There are material level changes across the site such that the dwellings on the highest part of the site (in the north-east corner) would be almost 9 metres higher than those on the lowest part of the site (in the south-east corner). This inevitably affects the layout and design as is discussed later in this report. However, in terms of the condition requirement, it is considered the scheme responds to level changes in an appropriate manner.

10.17 With respect to conditions 13 & 14 (trees), there is currently still a need for further details to be approved. However, in terms of this Reserved Matters application, the key is to have an acceptable tree protection plan that reflects the proposed layout. Such a plan has been submitted, although precise impacts will need to be assessed further through the requirements of the 2 conditions.

10.18 Condition 20 of the Outline planning permission requires details of pedestrian connections to Green Lane and other adjacent parts of Strategic Site 1 to be agreed to ensure there is appropriate connectivity across the strategic site, particularly in respect of ANRG and green infrastructure. In this regard, the reserved matters proposals show 3 separate pedestrian connections to Green Lane, 2 to Hill Street, 1 to the 9 dwelling scheme south of Carnoustie House and one to the Public Right of Way in the south-western corner. There should also be connectivity to public open space on the 9 dwelling Brook House scheme. Some of the precise boundary details require further clarification, but in terms of this reserved matters application, it is showing connections in appropriate locations and is thus consistent with the expectations of condition 20 of the outline planning permission.

10.19 With respect to condition 21 (lighting post occupation), details have been submitted through a discharge of condition application. The purpose of the condition is primarily to minimise impact on bats. The lighting design and spill lines demonstrate that lighting impacts will be acceptably minimised so as not to adversely affect foraging bats.

10.20 With respect to condition 22 (surface water drainage), Hampshire County Council as the Lead Local Flood Authority have confirmed that the detailed drainage arrangements (which are based on the drainage strategy agreed through the outline planning permission) are acceptable and meet with current standards.

10.21 With respect to condition 24 (foul drainage), Southern Water have confirmed they are currently in the process of designing and planning delivery of off-site sewerage network reinforcements. These will need to be progressed before the relevant condition can be discharged, but this is not considered to be an impediment to approving this reserved matters application.

10.22 With respect to condition 25 (noise), there are some ventilation details that still need to be clarified to ensure all houses have suitable internal living environments. However, these are more technical details which are not considered to have a bearing on the overall site layout or the appearance of the dwellings.

10.23 Conditions 26 and 28 (Construction Management Plans) are consistent with the proposed layout.

10.24 Condition 32 (nutrient mitigation) needs to be related to the reserved matters application insofar as it must relate to the proposed mix. This condition will need to be discharged after the Reserved Matters application is determined - when the mix is fixed.

#### *Compliance with S106 Obligations - Affordable Housing*

10.25 The S106 to the outline planning permission requires that 35% of the dwellings within the development be for affordable housing. In total, 94 of the 269 dwellings that are proposed would be for affordable housing. This equates to 35% and so would be consistent with the requirements of the Section 106 legal agreement.

10.26 The S106 also requires that the affordable housing units are in accordance with the Affordable Housing Tenure Mix - which (reflecting Local Plan policy) requires 35% of the affordable units to be for social rented dwellings, 35% for affordable rented dwellings and 30% for intermediate housing (shared ownership). The submitted reserved matters application proposes 36 social rented dwellings (38%), 30 affordable rented dwellings (32%) and 28 shared ownership dwellings (30%). This means that the application is proposing a slightly greater proportion of social rented dwellings and a slightly lower proportion of affordable rented dwellings than is required by the S106 legal agreement. In terms of meeting local affordable housing needs, this relatively minor deviation from the requirements of the S106 is not considered to raise any concern, and is therefore something that can be accepted.

10.27 The S106 additionally requires the 3 different tenures of affordable housing to adhere to a more detailed affordable housing unit mix - covering 1 bed 2 person flats, 2 bed 3 person flats, 2 bed 4 person houses, 3 bed 5 person houses and 4 bed 6 person houses. The submitted reserved matters application broadly follows the mix specified within the legal agreement, but there are some deviations. So, with the 2 rental tenures, there is a slight reduction in both 1-bed and 4-bed units and a corresponding increase in the number of 3-bedroom dwellings. And for the 2-bedroom units, there is an increased proportion of flats relative to dwellings than what was specified in the affordable housing unit mix. However, the S106 allows for some flexibility in the way the affordable housing unit mix is applied. The Council's Housing Initiatives Manager has confirmed that the changes do not raise a concern and that the proposal will continue to meet a local affordable housing need. In these circumstances, the proposed mix of the 3 different tenures of affordable housing is considered to be reasonable and acceptable.

#### *Compliance with S106 Obligations - ANRG and Public Open Space*

10.28 With respect to ANRG provision, the S106 requires that the development provides 8 hectares of ANRG per 1000 population. For informal public open space, the required provision is 2 hectares of informal public open space per 1000 population; and for children's play areas, the requirement is 0.2 hectares of children's play space per 1000 population.

10.29 Based on the proposed dwelling mix, this means that the reserved matters submission must provide a minimum of 5.94 hectares of ANRG, a minimum of 1.48 hectares of Informal Public Open Space, and a minimum of 0.19 hectares of children's play space. Were formal public open space being provided (which is not the case), then the requirement would be for 0.93 hectares of formal public open space.

10.30 As required by the S106, the application is accompanied by an ANRG Land Plan and a Public Open Space Land Plan. The ANRG Land plan defines 6.16ha of the site that would be ANRG, whilst the Public Open Space Land Plan defines 3.13ha of the site that would be public open space (including children's play areas). The 4 children's play areas would extend to approximately 0.24 hectares. As such, the necessary quantum of ANRG, Public Open Space and children's play area would be achieved. The layout and quality of these areas is considered further in the assessment below.

### **Reserved Matters - Policy Overview**

10.31 In considering the scheme's layout, scale, appearance and landscaping, it is necessary to be particularly mindful of Policy ENV3 of the Local Plan - which requires new development to create buildings, streets and spaces which are sympathetic to the environment and their context in terms of layout, landscape, scale, height, appearance and density and in relationship to adjoining buildings, space and landscape features. Layouts should be accessible, safe and easy to navigate, minimising opportunities for anti-social and criminal behaviour. Car and cycle parking should be integrated in a way that is not prejudicial to the character and quality of the street. Design measures that improve resource efficiency and climate change resilience should be incorporated where appropriate (this would include SUDs). Appropriately designed greenspace that includes sufficient planting should be provided. And buildings, streets and spaces should be attractive to look at through good architecture, landscape and street design.

10.32 The application must also be considered in the light of the masterplanning objectives detailed in Policy Strategic Site 1 of the Local Plan, as well as national planning policy guidance. Section 8 of the National Planning Policy Framework (NPPF) is particularly pertinent, noting that decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings.

### **Layout of Development**

10.33 Inevitably, the layout of the development is informed by the parameter plans approved as part of the outline planning permission and the 2 access points approved onto Salisbury Road.

10.34 Nevertheless, on a scheme of this size, the quality of the layout does come down to some of the finer detail. This detail has been the subject of lengthy negotiation since the application was initially submitted, resulting in the submission of various amended plans to address initial concerns.

10.35 In the very broadest terms, the layout consists of 2 residential development areas that are separated by the central ANRG landscaped spine that extends from Hatton's Plantation up to the northern edge of the site. The 2 large residential areas are made up of a number of smaller perimeter blocks. Whilst at one level, there is considered to be a consistency of character that would bind the development together, there is also variety that would be responsive to the site's context and which will help to build a sense of place. Thus, along the site's northern edge, the



houses are detached units that are more generously spaced than some of the areas within the site. This means that there is a lower density of development along this northern edge than elsewhere within the development, which ensures this sensitive edge with the rural landscape beyond is not too harsh or urban. There is also more generous spacing along the central ANRG corridor and fronting onto drainage attenuation features within the development, which helps the development to respond to its landscape context. Away from these edges, there are areas of higher density which provide focus to parts of the development, but which are suitably softened by key areas of public realm such as a wide, green link to the east of Plots 212-222. There is also an area of more intense development at the main entrance to the site, where a collection of taller and more connected buildings are grouped around a key public greenspace. The layout here is considered to provide a strong character to the entrance, with the greenspace providing the necessary spatial focus.

10.36 The layout incorporates a central spine road that runs through the site from the main junction with the A36 through to the north-eastern parts of the site. A number of no-through access roads and cul-de-sacs would link into this main central section of road. A secondary linking road would provide alternative / additional access to those units that are closest to the secondary access onto Salisbury Road. The street layout includes 3 distinct focal spaces where block paving is proposed to define the road surface and thus give definition to these spaces. These focal spaces would be sited at the main entrance, on the secondary entrance road opposite Hatton's Plantation and within the centre of the development (in the vicinity of Plots 194-201). Together, they would provide important definition to the street and legibility to the overall layout and design.

10.37 Houses within the development would typically have small front garden spaces in the form of narrow, landscaped strips that would provide a private, defensible area between the dwellings and the street. However, some dwellings would have a greater setback from the street to allow for parking to be provided in front of those dwellings, broken up by landscaping and street trees. In this way, it is considered that the streets within the development would have a sufficient variety of set back and would achieve an appropriate balance between built-form and spatial setting.

10.38 Rear gardens within the development would typically be 10-11 metres in depth, although particularly along the northern edge there are some dwellings with deeper gardens. Individually and collectively, the rear garden spaces would offer appropriate amenity for future occupants and sufficient areas of greenery within the perimeter blocks. In some instances, garages would encroach into the rear garden setting, but never to a degree that would compromise the amenity value of these areas.

10.39 The flatted blocks within the development include parking courtyards, and the dwellings on plots 225-232 are also served by a parking courtyard. Some of these areas provide connectivity through the site, and all are considered to be landscaped and overlooked in a way that should ensure they are good quality spaces.

10.40 Inevitably, the main spine road through the site has to cross the Central ANRG space. It does this in a suitable location, where impact on existing trees would be minimised. However, there has always been a concern that the design of this road crossing of the ANRG needs to be done well and sensitively, so as to ensure that the road is not perceived as a barrier to those using the ANRG, and also to ensure it does not undermine the visual qualities of the ANRG. To address this concern, the application is proposing a narrowing of the road in this location, surface

material changes and suitable definition to this crossing so that drivers slow down and are aware of pedestrian users (potentially with their dogs). Through these design measures, it is considered that the proposed road crossing is sufficiently responsive to the function of the ANRG.

10.41 The application includes 2 agricultural access points that would provide access to the agricultural land beyond the site. One of these would be sited north of Plots 128 and 139 and the other would be sited north of Plots 164 and 165. The need to maintain suitable agricultural access was always anticipated through the outline planning permission. The western access point between plots 128 and 139 is expected to be the more significantly used access because it would provide access to replacement farm buildings (yet to be constructed) to the north of the site; the easterly agricultural access is only expected to be used more occasionally. Nevertheless, both accesses are shown to be finished with a reinforced grass surface and would be about 6 metres wide. In landscape terms, it is considered that these access points have been designed in an appropriate way that would work alongside adjacent pedestrian paths and access. However, a 10 metre wide strip where each agricultural access is proposed is shown to be excluded from the Public Open Space Land which extends either side of the 2 agricultural accesses. This raises a potential concern because the accesses then have the potential to be a barrier to unrestricted public access to the green infrastructure that extends along the full length of the northern edge of the site. To address this concern, there needs to be an addendum to the S106 legal agreement accompanying the outline planning permission, with the effect that there must be no impediment to pedestrian public access across the 2 agricultural access areas. This addendum is currently in the process of being finalised.

10.42 The affordable housing would be set in a number of small clusters that would be distributed right across the development. As such, it is considered that the affordable housing would be distributed in an acceptable way and in a manner that would be sufficiently integrated with the open market housing.

10.43 Overall, the layout of the proposed development is considered to be responsive and appropriate to its context. There is a strong green infrastructure that permeates the development, which the built form embraces. The result is an attractive and well-designed layout, which should provide good amenity for future occupants. As such, it is considered the layout is consistent with the design expectations of Policy ENV3 of the Local Plan. The proposals would also successfully create an integrated network of natural greenspace as required by Policy Strategic Site 1 of the Local Plan.

### **Scale of Development**

10.44 The proposed dwellings would be predominantly 2-storeys high. Specifically, 220 of the 269 dwellings would be 2-storeys high. A further 30 dwellings would be 2.5-storeys high (with dormers set into roofs), whilst 15 units (2 flatted blocks) would be 3-storeys high. A group of 4 single-storey bungalows are proposed along one section of the northern edge of the site.

10.45 It is considered that the predominantly 2-storey scale is appropriate to the site's context. With respect to the taller 2.5 and 3-storey units, these are largely clustered in groups, such as around the greenspace at the main entrance to the development and within focal points of the site in areas where there is a deliberate intent to create a slightly higher density (in contrast to some of the edges). 2.5 storey buildings have also been used to frame and provide emphasis to certain street views. It is considered that these taller buildings add visual interest and variation without appearing unduly dominant. The 3-storey flatted block at the main

entrance to the development will be a prominent feature looking onto the new roundabout, but in conjunction with the other taller buildings around the entrance focal greenspace, it would serve to provide a strong, legible entrance to the development. In the context of the wider strategic site 1 allocation and the expected change to surrounding areas, the scale of this block is considered appropriate.

10.46 Importantly, from a landscape perspective, there are no 2.5-storey or 3-storey buildings along the site's sensitive northern edge, which is the highest and most open part of the site. Indeed, the very highest point of the site where dwellings are proposed is where the group of 4 bungalows are proposed. This therefore assists in ensuring the visual impact of development along this northern edge is not too intrusive or dominant. And, in so doing, it helps to ensure the development meets the masterplanning objectives for the site's northern edge, as set out in Policy Strategic Site 1.

10.47 Scale is not just about height, but it is also about the overall size of the buildings. The development includes a broad mix of building sizes, including detached units, semi-detached units, terraces of 3, a couple of terraces of 4, as well as some flats above garages and the 2 main flatted blocks. This variety is considered appropriate from both a mix and design perspective. The size of the buildings is considered appropriate both contextually and in terms of the spatial setting afforded to those buildings. As such, it is considered the scale is consistent with the design expectations of Policy ENV3 of the Local Plan.

### **Appearance of Development**

10.48 The development is comprised of a number of different house types. This provides necessary variety. At the same time, the different house types are complementary to one another, thereby helping to create a sense of place. The 3-storey flatted block at the main entrance to the development is an attractively proportioned building of a bespoke design that would add a strength of character to the main entrance.

10.49 To emphasise key spaces and building groups, and to give the development legibility, the dwellings have been designed to fit within a clear building hierarchy. As such, those buildings grouped around the main entrance, as well as those framing the secondary entrance, fronting the northern edge, and sited at key strategic points within the site, have been given an elevated status. This would be largely achieved through richer detailing, including the addition of chimneys, stronger porch features, arched window heads, additional brickwork detailing and enhanced materials such as the use of tile hanging or weatherboarding. This will help to lift the design at key focal points and along important frontages, and is considered important in ensuring the development as a whole is of an appropriately high design quality.

10.50 The key material across the development would be red brick, which contextually would be entirely appropriate. The materials plan suggests 3 different types of red brick would be used across the development - enough to provide variety without undermining a sense of cohesiveness. 3 different colour roof tiles are also proposed. The use of tile hanging and weatherboarding on some of the buildings with a more elevated status (as referred to above) would provide necessary contrast, as would the use of render, which would be deployed on a relatively small proportion of the units. No render (which would stand out somewhat) is proposed for the groups of dwellings along the sensitive northern edge.

10.51 The Council's Urban Design Officer has raised a concern with the design of the 3-storey flatted block at Units 212-220. Amendments have been made to this building to improve its appearance, and within the context of the wider development,

its appearance is considered acceptable. The Council's Urban Design Officer has also raised a concern that some of the backs of dwellings show less attention to detail than the fronts. Again, this concern has resulted in the submission of amended plans, so that for more visually prominent or significant plots, elevational detailing has been enhanced from what was originally proposed. With these amendments, it is considered that the proposed detailing deployed on different elevations would be acceptable.

10.52 The dwellings as a whole would have appropriate visual interest and would be acceptably proportioned. Importantly, dwellings on corner plots have been designed so as to have active frontages and appropriate visual interest on both street elevations that would be faced. The dwellings would also actively engage with the various greenspaces that would permeate the development. Overall, therefore, it is considered the appearance of the development is consistent with the design expectations of Policy ENV3 of the Local Plan.

### **Landscaping of Development**

10.53 The application is accompanied by a set of detailed landscaping plans. These cover both on-plot landscaping and landscaping of the areas of public realm. As with the overall layout plans, these plans have been the subject of detailed negotiation during the course of this application and various amendments have been made to address initial concerns.

10.54 The application is accompanied by a hard landscaping plan that shows the surface treatment for the non-adoptable sections of road (i.e. the shared private drives serving dwellings at the end of cul-de-sacs), the communal courtyards, the private driveways and related pedestrian access routes. A suitable mix of tarmac, block paving and paving slabs is proposed, although precise material details should be secured through a planning condition.

10.55 The application is also accompanied by a landscape plan that shows the proposed boundary treatments within the site. Where key public green spaces abut the highway, knee rail fences are proposed in a number of locations in order to protect the green spaces from inappropriate parking. 1.2 metre high timber post and rail fencing is also proposed to separate vehicle turning heads and sections of the highway from adjacent areas of greenspace. Meanwhile, post and wire fences are proposed between access areas and adjacent public greenspaces where there is a need to assist hedgerow establishment along these boundaries. Together, it is felt that these various boundaries are of an appropriate design and will provide appropriate definition to the areas of public green infrastructure, protecting them from inappropriate car encroachment.

10.56 Private rear garden areas that are on corner plots and/or which are more visible within the public realm are proposed to be enclosed by 1.8 metre high brick walls. Likewise, the parking courtyard areas within the site are proposed to be enclosed by 1.8 metre high brick walls. This will ensure that these more visible boundaries are of the necessarily high design quality. The sides of private rear gardens would typically be enclosed by 1.8 metre high timber panel fences and the rears (where not readily visible from the public realm) would be enclosed by 1.8 metre high close-boarded fencing, which would be acceptable in these less publicly visible parts of the site. It should be noted that there are material level changes across some of the perimeter blocks, which would necessitate higher rear boundaries in certain locations. Whilst some sections have been submitted during the course of the application, it is considered more precise details need to be submitted and agreed (through condition), so that there is clarity on the way these boundaries will be treated.

10.57 The application is accompanied by a series of plans showing on-plot landscaping - primarily covering front gardens and (on corner plots) side gardens. These details have been assessed by the Council's landscape team and they are considered to provide the necessary landscape quality to the streetscapes, as well as securing appropriate definition to front garden spaces.

10.58 Careful consideration has been given to the landscaping of the areas of public green infrastructure. Significant areas of new planting are proposed within the Public Open Space and ANRG along the northern edge of the site. This planting will add considerable landscape and ecological value, will help to define individual spaces and will frame views through the site and beyond, all of which would be consistent with policy objectives for the Strategic Site. The Council's landscape officer is satisfied with the various new trees and planting mixes and how they are deployed.

10.59 The application proposes a network of granular hoggin paths through the green infrastructure, as well as a number of mown grass paths. These would provide attractive walking routes through the green infrastructure, and suitable connectivity for pedestrians / dog walkers across the site. An appropriate number of seats / benches would be distributed across the green infrastructure, allowing people to sit and enjoy these areas. Within Hatton's Plantation, a new pedestrian path is rightly shown (to ensure the space is useable ANRG Land). However, the exact route of this has yet to be surveyed, and therefore the precise detail of this route will need to be clarified as a condition of any approval.

10.60 The application includes 2 drainage attenuation features either side of Hatton's Plantation. Both form part of the defined ANRG land, and both are significant features which need to be of a good landscape value and provide suitable amenity. The drainage attenuation basin to the south of Hatton's Plantation, in the south-eastern corner of the site would include a permanently wet area (pond). There would be pedestrian walkway all around this feature, either in the form of a hoggin path or raised decking, including a viewing platform over the permanent pond area. Suitable landscape planting is proposed within and around the feature, which would be graded so as to give a relatively natural character. Overall, it is considered this would be an attractive landscape feature within the development with necessary levels of access given its ANRG function. The drainage feature to the north of Hatton's Plantation would be a much drier basin, with no permanently wet areas. It has been designed to allow access into the basin and would incorporate step seats around some of the edges. The landscape design of this feature has appropriate visual and amenity interest.

10.61 The application proposes 4 distinct play areas across the site within the Green Infrastructure. There is a central play area across the central ANRG space, which would include a bridge crossing. There would be 2 larger play areas within the green infrastructure along the northern boundary: one within the public open space in the western corner of the site and the other within the north-eastern part of the site. A much smaller play area is proposed within the south-eastern part of the site between Units 44-46 and Hatton's Plantation. The play areas have been the subject of detailed negotiation to ensure they offer the right balance and diversity of play opportunity for children of different ages, and also to ensure that they are appropriately located and distributed. The Council's design/landscape team consider that the designs really embrace the principles of landscape in play, creating diverse and attractive places that should be fun to be in. The play areas have been designed to work with the landscape through careful design and suitable new planting, which would include hedgerow planting between the play areas and adjacent footpaths to provide necessary definition and separation from dog walkers. Collectively, the play

areas would provide the necessary children's play opportunities for a development of this scale.

10.62 Taking the ANRG and Public Open Space areas as a whole, the landscaping serves to provide some distinct spaces, which should prove attractive for recreational users of these spaces. Within the north-easternmost section of the site, adjacent to Hill Street, is an area that would be enclosed with the purpose of providing an off the lead dog exercise area. That is not to say that dogs could not be walked off lead elsewhere, but as a dedicated area, such as feature would help to ensure the ANRG as a whole is successful in mitigating recreational impacts on protected New Forest habitats.

10.63 It is important that the ANRG and Public Open Space provide biodiversity enhancements, which would be the case with the new landscaping that is proposed. The north-eastern section of the site is an area of grassland with some existing biodiversity value. Although, as referenced in the preceding paragraph, this would be encouraged as an off the lead dog area, the plans indicate that the area would still be managed (in part) for grassland biodiversity (by a Management Company). Ultimately, a balance has to be struck between promoting the recreational function of these areas and safeguarding existing ecological interests whilst delivering Biodiversity Net Gain. It is considered the scheme achieves an acceptable balance, meeting all necessary objectives.

10.64 Overall, it is considered the landscaping across the development is of a high quality and will help to ensure that the development's design is sympathetic to its context. As such, it is considered the landscaping is consistent with the design expectations of Policy ENV3 of the Local Plan and the Masterplanning objectives of Policy Strategic Site 1.

### **Neighbouring amenities**

10.65 The only 2 properties with a common boundary with the application site are Four Winds and Brook House, which both lie to the west of the proposed residential area. In considering the impact on Brook House, there is a need not just to consider the relationship to the existing dwelling but also to a recently approved scheme of 9 dwellings within the garden curtilage of that property.

10.66 There would be significant new development adjacent to the eastern boundary of Brook House. Many of the proposed dwellings, however, would be set well back from the boundary, meaning they would not adversely affect the amenities of either Brook House or the newly approved dwellings. The most significant impact would arise from the proposed 3-storey block of flats (Units 96-101), an associated 2-storey wing (units 102-103), and a related car barn due to their closer proximity to the boundary, and, in the case of the block of flats, due to its scale. Brook House itself would be more than 30 metres away from the proposed block of flats, which would be an acceptable degree of separation. More affected would be one of the approved but unbuilt dwellings (known as unit 1). However, the lower 2-storey wing (units 102-103), which faces Unit 1 on the Brook House development most directly, has no rear windows, so there would be no overlooking from this building. Plots 96-101 do, have windows to the side, but these would primarily overlook an area of public open space on the Brook House development and not private rear garden, and so the overlooking from these windows is considered acceptable. Some views from the rear elevation of Units 96-101 to Unit 1 on the Brook House development would occur, but, on balance, it is considered the angle of overlooking would be sufficiently oblique as to be acceptable, having regard as well to existing trees (mainly sycamore) and vegetation on the boundary, which would provide a visual buffer that would help to soften the visual relationship between the 2 developments.

10.67 In terms of light and outlook, units 102-103 would be about 13-14 metres away from the rear of Unit 1 on the Brook House development. It is not considered this would be an overbearing relationship. Again, due to their greater scale, Units 96-101 would be clearly appreciated from the rear aspect/garden of the house on unit 1, but given the relative orientation between the 2 plots, it is not considered that Plots 96-101 would be overbearing in their impact. The related car barn would be set closer to unit 2 on the Brook House development, but being a lower building without fenestration, it is considered that it would have an acceptable relationship to the Brook House development. Overall, therefore, it is considered the development's relationship to the Brook House development is an acceptable one.

10.68 The property Four Winds would be bounded by public open space, with one of the proposed play areas being sited about 25 metres away from the dwelling (but closer to parts of its garden). However, there would be relatively good screening between the 2 properties, and therefore, visually, it is considered there would be an acceptable relationship between the proposed development and Four Winds. In terms of noise, use of the play area will evidently generate some noise but not to a degree that would be unacceptably harmful.

10.69 Distances to other existing and approved developments to the east side of the site would be well in excess of anything that would be of concern from an amenity perspective. Overall, therefore, it is considered the proposal is consistent with the amenity related expectations of Policy ENV3 of the Local Plan.

### **Highway considerations**

10.70 Whilst many of the key transportation issues were considered at outline stage, there is still a need to consider the detailed road layout and the access arrangements within the site from a highway safety perspective. The Highway Authority have been consulted on the application, and following the submission of a suite of amended plans, they have confirmed that they have no objection to the detailed layout and the internal access arrangements within the site. However, this is subject to various highway design details being approved through a Section 38 Agreement, and also subject to more precise design details being agreed as a condition of any reserved matters approval.

10.71 Some of the Highway Authority's more detailed comments have a potential bearing on parts of the development's landscape design - notably the width of the cycleway crossing of the ANRG and some of the surface materials to be used. From a design perspective, there is a clear rationale to the application as currently presented. What is important at this stage is that the Highway Authority have not raised any objection to the proposal on safety grounds. It is considered that the matters of detail raised by the Highway Authority can reasonably be addressed through conditions and further discussion following an approval of the Reserved Matters.

10.72 It should be noted that as part of the Deed of Variation required to deal with public access across the Agricultural Access points, a small variation to the existing S106 is also to be secured in respect of off-site highway works. Specifically, it has been agreed that the footway/cycleway requirement between the site and the Calmore roundabout can (for part of its route) be just a footway (and not a dedicated cycleway) due to the difficulties of achieving the required cycleway width. This change is not directly related to this Reserved Matter application, but it can most conveniently be formally agreed through the Deed of Variation that is required.

10.73 Overall, therefore, it is considered that the proposed development would be acceptable in terms of highway safety requirements. As such, the proposal would be consistent with safety requirements as set out in Policies ENV3, CCC1 and CCC2 of the Local Plan.

#### **Other matters and considerations**

10.74 The County Council Rights of Way team has requested that the applicant enter into a Section 106 legal agreement to secure contributions that mitigate the development's impact on the local Public Right of Way network. However, if these mitigation requirements were deemed to be necessary, they should have been secured through the outline planning permission because they are related to the principle of the development and not to the matters of detail which are the subject of this reserved matters application. The County Council Rights of Way team did not seek any such mitigation as part of the outline planning application, and it is simply not reasonable or appropriate to require additional mitigation now at this reserved matters stage.

10.75 The Crime Prevention Design Advisor gave advice on the original set of proposals that were submitted. Some of these comments have been taken on board through amended plans. Other comments are not considered to be matters that need to be acted upon. Ultimately good design is dependent upon a number of factors. Whilst safety and security are important design considerations, they should not drive the design at the expense of equally important design considerations. Through good natural surveillance and a carefully designed public landscaped areas, it is considered that the development has acceptably minimised opportunities for crime.

10.76 It is considered that the conditions of the outline planning permission adequately deal with the issues raised by the Council's Environmental Health Officers, and that no additional conditions are required.

10.77 It is noted that Hampshire Swifts have raised a concern that the number of Swift bricks / nesting boxes is far below current guidelines. Whilst these concerns are appreciated, the number of Swift bricks does comply with the terms of the outline planning permission. Therefore, there is not a reasonable justification to require a greater number of swift bricks to be provided. It is understood that guidance on Swift bricks has evolved since the outline planning application was considered. As such, a greater number of Swift bricks would be a reasonable expectation now if the application were a full planning application. However, being a reserved matters application, then the requirement can only reflect the conditions of the outline planning permission.

10.78 An Appropriate Assessment was carried out at outline stage. The conclusions reached then would still apply to this Reserved Matters application. The proposed areas of ANRG would ensure that adverse impacts on the integrity of European sites through increased recreational pressures would be avoided. It is noted that the nutrient calculator has been updated since the Outline Planning Permission was issued - and this will need to be addressed through the concurrent application to discharge Condition 32 of the Outline Planning Permission.

#### **Developer Contributions**

A Section 106 agreement was completed in connection with the Outline Planning Permission. This secured all necessary contributions to mitigate the development's impacts.



As part of the development, subject to any relief being granted the following amount Community Infrastructure Levy will be payable:

Description of Class	GIA New	GIA Existing	GIA Net increase	CIL Liability
Dwelling Houses	21854.7	0	21854.7	£2,387,205.69 *
Dwelling Houses AH	6199.2	0	6199.2	£677,143.38 *

## 11 CONCLUSION AND THE PLANNING BALANCE

The principle of development is already established through the outline planning permission. This reserved matters application responds appropriately and sympathetically to the conditions, obligations and requirements of the outline planning permission. The proposed layout of the development, the scale and appearance of the dwellings and the landscaping of the site would respond positively to the site's context, and would ensure the scheme is of an acceptably high design quality. The scheme delivers the necessary quantity and quality of ANRG, Public Open Space and other green infrastructure, and would provide a suitable housing mix that meets an appropriate range of needs, including the need for additional affordable housing. The development would be sustainable and safe, with an acceptable relationship to neighbouring properties and sites. And the proposal would be consistent with the requirements of Policy Strategic Site 1, other related Local Plan policies (notably policies ENV1 and ENV3), and the broad policies of the National Planning Policy Framework. As such, it is recommended that this reserved matters application be approved.

## 12 RECOMMENDATION

Delegated Authority be given to the Service Manager Development Management to **GRANT APPROVAL** of the **Reserved matters** of the layout, scale and appearance of the development and the landscaping of the site (including the detailed access arrangements within the site), specified in condition 3 of outline permission reference number 20/10997, dated 16th January 2023.

subject to:

- i) the completion of a Deed of Variation to the existing Section 106 Agreement to secure public access across the agricultural crossing points (and adjustments to the agreed off-site highway works as referenced in the report)
- ii) the imposition of the conditions set out below.

### Proposed Conditions:

1. The development permitted shall be carried out in accordance with the following approved plans:

P-22-0203\_DE\_001\_A\_14 - Site Location Plan

P-22-4321\_DE\_004\_F\_001 - Proposed Streetscenes (dated 28/06/2024)

P22-0203\_DE\_001\_S\_01 - Proposed Residential Layout (dated 12/07/2024)

P22-0203\_DE\_001\_S\_20 - Proposed Residential Layout Sheet 1 of 2 (dated 12/07/2024)

P22-0203\_DE\_001\_S\_21 - Proposed Residential Layout Sheet 2 of 2 (dated

12/07/2024)  
P22-0203\_DE\_001\_F\_05 - Materials Plan (dated 02/07/2024)  
P22-0203\_DE\_001\_F\_08 - Boundary Treatments Plan (dated 12/07/2024)  
P22-0203\_DE\_001\_D\_09 - Parking & Cycle Strategy (dated 02/07/2024)  
P22-0203\_DE\_001\_D\_10 - Housing Mix Plan (dated 02/07/2024)  
P22-0203\_DE\_001\_D\_11 - Affordable Tenure Plan (dated 02/07/2024)  
P22-0203\_DE\_001\_D\_12 - Storey Heights Plan (dated 02/07/2024)  
P22-0203\_DE\_001\_D\_13 - Refuse Strategy (dated 02/07/2024)  
P22-0203\_DE\_001\_S\_15 - Illustrative Composite Layout (dated 12/07/2024)  
P22-0203\_DE\_001\_S\_15.1 - Illustrative Composite Layout Sheet 1 of 4  
(dated 12/07/2024)  
P22-0203\_DE\_001\_S\_15.2 - Illustrative Composite Layout Sheet 2 of 4  
(dated 12/07/2024)  
P22-0203\_DE\_001\_S\_15.3 - Illustrative Composite Layout Sheet 3 of 4  
(dated 12/07/2024)  
P22-0203\_DE\_001\_S\_15.4 - Illustrative Composite Layout Sheet 4 of 4  
(dated 12/07/2024)  
P22-0203\_DE\_001\_C\_16 - EV Charging Plan (dated 02/07/2024)  
P22-0203\_DE\_001\_F\_17 - Hard Landscaping Plan (dated 01/05/2024)  
P22-0203\_DE\_001\_D\_18 - ANRG Land Plan (dated 10/07/2024)  
P22-0203\_DE\_001\_C\_23 - ANRG Land Plan (Plus Context) (dated  
10/07/2024)  
P22-0203\_DE\_001\_E\_19 - Open Space Land Plan (dated 10/07/2024)  
P22-0203\_DE\_001\_D\_24 - ANRG & POS Land Plan (Plus Context) (dated  
10/07/2024)

A195-12 rev P1 - Existing Utilities  
A195-901 rev P2 - Gas Pipeline Plan  
A195-101 rev P6 - General Arrangement Sheet 1  
A195-102 rev P6 - General Arrangement Sheet 2  
A195-701 rev P7 - Highway Materials Plan Sheet 1  
A195-702 rev P7 - Highway Materials Plan Sheet 2  
A195-401 rev P5 - Engineering Layout Sheet 1  
A195-402 rev P5 - Engineering Layout Sheet 2  
A195-151 rev P3 - Longitudinal Sections Sheet 1  
A195-152 rev P3 - Longitudinal Sections Sheet 2  
A195-153 rev P3 - Longitudinal Sections Sheet 3  
A195-154 rev P3 - Longitudinal Sections Sheet 4

SO126-LS-001c - On Plot Landscaping (Sheet 001)  
SO126-LS-002c - On Plot Landscaping (Sheet 002)  
SO126-LS-003c - On Plot Landscaping (Sheet 003)  
SO126-LS-004c - On Plot Landscaping (Sheet 004)  
SO126-LS-005c - Plot Landscaping Specification & Schedule

10975-FPCR-XX-XX-DR-L-0030 rev P08 - POS General Arrangement Plan  
10975-FPCR-XX-XX-DR-L-0031 rev P08 - POS Detailed Planting Plan -  
Sheet 1 of 4  
10975-FPCR-XX-XX-DR-L-0032 rev P08 - POS Detailed Planting Plan -  
Sheet 2 of 4  
10975-FPCR-XX-XX-DR-L-0033 rev P08 - POS Detailed Planting Plan -  
Sheet 3 of 4  
10975-FPCR-XX-XX-DR-L-0034 rev P08 - POS Detailed Planting Plan -  
Sheet 4 of 4  
10975-FPCR-XX-XX-DR-L-0035 rev P01 - Northern Attenuation Feature  
Landscape Evaluation

10975-FPCR-XX-XX-DR-L-0020 rev P04 - Southern Attenuation Feature

## Landscape Evaluation

10975-FPCR-XX-XX-DR-L-0007 rev P08 - Play Proposals

10975-FPCR-XX-XX-DR-L-0008 rev P09 - Play Proposals

10975-FPCR-XX-XX-DR-L-0036 rev P01 - Typical Headwall Details for Attenuation Basins

10975-FPCR-XX-XX-DR-L-0037 rev P01 - Central Corridor illustrative cross sections 1 of 3

10975-FPCR-XX-XX-DR-L-0038 rev P01 - Central Corridor illustrative cross sections 2 of 3

10975-FPCR-XX-XX-DR-L-0039 rev P01 - Central Corridor illustrative cross sections 3 of 3

P22-0203\_DE\_009\_A\_01 - Dekker 2Block Plans and Elevations (Plots 113-114, 175-176, 209-210, 263-264)

P22-0203\_DE\_009\_A\_02.1 - Dekker 3Block Floor Plans and Elevations (Plots 109-111, 234-236)

P22-0203\_DE\_009\_A\_02.2 - Dekker 3Block Floor Plans and Elevations (Plots 191-193)

P22-0203\_DE\_009\_A\_03 - Dekker 4Block Floor Plans and Elevations (Plots 15-18)

P22-0203\_DE\_009\_A\_04 - Bilington Plans and Elevations (Plot 167 as drawn; Plot 168 handed)

P22-0203\_DE\_009\_A\_05.1 - Grovier+ 2block Floor Plans and Elevations (Plots 38-39, 41-42, 115-116, 203-204, 207-208)

P22-0203\_DE\_009\_A\_05.2 - Grovier+ 2block Floor Plans and Elevations (Plots 189-190)

P22-0203\_DE\_009\_A\_05.3 - Grovier+ 2block Floor Plans and Elevations (Plots 5-6)

P22-0203\_DE\_009\_A\_06.1 - Grovier+ 3block Floor Plans and Elevations (Plots 237-239)

P22-0203\_DE\_009\_A\_06.2 - Grovier+ 3block Floor Plans and Elevations (Plots 56-58)

P22-0203\_DE\_009\_B\_07.1 - Buxton/Lyford Floor Plans and Elevations (Plots 21-22)

P22-0203\_DE\_009\_A\_07.2 - Buxton/Lyford Floor Plans and Elevations (Plots 59-60)

P22-0203\_DE\_009\_A\_07.3 - Buxton/Lyford Floor Plans and Elevations (Plots 157-158 as drawn; Plots 13-14, 54-55, 86-87, 143-144 handed)

P22-0203\_DE\_009\_A\_08 - Dunham Floor Plans and Elevations (Plots 19-20, 79-80)

P22-0203\_DE\_009\_A\_09.1 - Reynolds Floor Plans and Elevations (Plot 51)

P22-0203\_DE\_009\_A\_09.2 - Reynolds Floor Plans and Elevations (Plot 4)

P22-0203\_DE\_009\_A\_09.3 - Reynolds Floor Plans and Elevations (Plot 211 as drawn; Plot 265 handed)

P22-0203\_DE\_009\_A\_09.4 - Reynolds Floor Plans and Elevations (Plot 188)

P22-0203\_DE\_009\_A\_09.5 - Reynolds 2Block Floor Plans and Elevations (Plot 196-197)

P22-0203\_DE\_009\_B\_10 - Bellingham Floor Plans and Elevations (Plot 165 as drawn; Plot 166 handed)

P22-0203\_DE\_009\_A\_11.1 - Wixham Floor Plans and Elevations (Plots 65 & 71 as drawn; Plots 75, 78 handed)

P22-0203\_DE\_009\_A\_11.2 - Wixham Floor Plans and Elevations (Plots 150 & 172 handed)

P22-0203\_DE\_009\_A\_11.3 - Wixham Floor Plans and Elevations (Plot 243)

P22-0203\_DE\_009\_C\_11.4 - Wixham Floor Plans and Elevations (Plot 233)

P22-0203\_DE\_009\_A\_11.5 - Wixham Floor Plans and Elevations (Plot 256)

P22-0203\_DE\_009\_A\_12.1 - Worsley Floor Plans and Elevations (Plot 269)

as drawn; Plot 255 handed) (version of plan dated 23/08/2024)  
P22-0203\_DE\_009\_A\_12.2 - Worsley Floor Plans and Elevations (Plot 250  
as drawn; Plot 249 handed)  
P22-0203\_DE\_009\_B\_12.3 - Worsley Floor Plans and Elevations (Plot 139  
as drawn; Plot 164 handed)  
P22-0203\_DE\_009\_A\_13.1 - Mackenzie Floor Plans and Elevations (Plots  
73-74, 88-89)  
P22-0203\_DE\_009\_A\_13.2 - Mackenzie/Mirrlees Floor Plans and Elevations  
(Plots 199-201)  
P22-0203\_DE\_009\_A\_13.3 - Mackenzie/Mirrlees Floor Plans and Elevations  
(Plots 32-34 as drawn; Plots 35-37 handed)  
P22-0203\_DE\_009\_A\_13.4 - Mackenzie/Mirrlees Floor Plans and Elevations  
(Plots 257-259)  
P22-0203\_DE\_009\_A\_13.5 - Mackenzie/Mirrlees Floor Plans and Elevations  
(Plots 260-262)  
P22-0203\_DE\_009\_A\_14 - Mirrlees Floor Plans and Elevations (Plots 93,  
202)  
P22-0203\_DE\_009\_A\_15 - Sherbourne Floor Plans and Elevations (Plot 125  
as drawn; Plot 126 handed)  
P22-0203\_DE\_009\_A\_16.1 - Heaton Floor Plans and Elevations (Plots 40,  
70, 72, 112, 206, 244, 251)  
P22-0203\_DE\_009\_B\_16.2 - Heaton Floor Plans and Elevations (Plot 117)  
P22-0203\_DE\_009\_A\_16.3 - Heaton Floor Plans and Elevations (Plot 198)  
P22-0203\_DE\_009\_A\_17.1 - Bewdley Floor Plans and Elevations (Plots 43,  
52, 85)  
P22-0203\_DE\_009\_A\_17.2 - Bewdley Floor Plans and Elevations (Plot 245  
as drawn; Plot 194 handed)  
P22-0203\_DE\_009\_A\_17.3 - Bewdley Floor Plans and Elevations (Plots  
128, 159 as drawn; Plot 124 handed)  
P22-0203\_DE\_009\_A\_18.1 - Bewdley-Grover-Grover Floor Plans and  
Elevations (Plots 1-3)  
P22-0203\_DE\_009\_A\_18.2 - Bewdley-Grover-Grover Floor Plans and  
Elevations (Plots 240-242)  
P22-0203\_DE\_009\_A\_19.1 - Harwood Floor Plans and Elevations (Plots 53,  
64, 254 all handed)  
P22-0203\_DE\_009\_A\_19.2 - Harwood Floor Plans and Elevations (Plots 149,  
170 as drawn; Plots 127, 140 handed)  
P22-0203\_DE\_009\_A\_20.1 - Langley Floor Plans and Elevations (Plots 246,  
248, 267 as drawn; Plots 62, 253 handed)  
P22-0203\_DE\_009\_A\_20.2 - Langley Floor Plans and Elevations (Plot 171  
handed)  
P22-0203\_DE\_009\_A\_21.1 - Peele Floor Plans and Elevations (Plot 195)  
P22-0203\_DE\_009\_B\_21.2 - Peele Floor Plans and Elevations (Plot 173 as  
drawn; Plots 147, 161, 174 handed)  
P22-0203\_DE\_009\_B\_22.1 - Dawlish Floor Plans and Elevations (Plot 77)  
P22-0203\_DE\_009\_B\_22.2 - Dawlish Floor Plans and Elevations (Plots 61,  
76, 252)  
P22-0203\_DE\_009\_B\_22.3 - Dawlish Floor Plans and Elevations (Plot 146 as  
drawn; Plots 142, 151 handed)  
P22-0203\_DE\_009\_A\_24 - Morris/Mackenzie/Mirrlees Elevations (Plots  
66-69)  
P22-0203\_DE\_009\_A\_25 - Morris/Mackenzie/Mirrlees Floor Plans (Plots  
66-69)  
P22-0203\_DE\_009\_A\_26 - Morris/Mackenzie Elevations (Plots 90-92)  
P22-0203\_DE\_009\_A\_27 - Morris/Mackenzie Floor Plans (Plots 90-92)  
P22-0203\_DE\_009\_A\_28.1 - Mere Floor Plans and Elevations (Plot 205)  
P22-0203\_DE\_009\_A\_28.2 - Mere Floor Plans and Elevations (Plot 266)

P22-0203\_DE\_009\_A\_29.1 - Raleigh Floor Plans and Elevations (Plot 145)  
P22-0203\_DE\_009\_A\_29.2 - Raleigh Floor Plans and Elevations (Plot 63 as drawn; Plots 247, 268 handed)  
P22-0203\_DE\_009\_A\_29.3 - Raleigh Floor Plans and Elevations (Plots 141, 160, 162, 163, 169 as drawn; Plot 148 handed)  
P22-0203\_DE\_009\_A\_30.1 - Swift Floor Plans and Elevations (Plots 231-232)  
P22-0203\_DE\_009\_A\_30.2 - Swift Floor Plans and Elevations (Plots 104-105, 223-224)  
P22-0203\_DE\_009\_C\_31 - Auckland Elevations (Plots 212-220)  
P22-0203\_DE\_009\_B\_32 - Auckland Floor Plans (Plots 212-220)  
P22-0203\_DE\_009\_C\_33 - FOG Floor Plans and Elevations (Plots 221, 222)  
P22-0203\_DE\_009\_A\_34 - FOG Floor Plans and Elevations (Plot 47)  
P22-0203\_DE\_009\_A\_35.1 - Sinclair 2Block Floor Plans and Elevations (Plots 26-27)  
P22-0203\_DE\_009\_A\_35.2 - Sinclair 3Block Floor Plans and Elevations (Plots 121-123, 136-138, 177-179 as drawn; Plots 154-156 handed)  
P22-0203\_DE\_009\_A\_35.3 - Sinclair 3Block Floor Plans and Elevations (Plots 7-9, 10-12)  
P22-0203\_DE\_009\_A\_35.4 - Sinclair 3Block Floor Plans and Elevations (Plots 131-133)  
P22-0203\_DE\_009\_A\_36 - Sinclair 4Block Floor Plans and Elevations (Plots 28-31)  
P22-0203\_DE\_009\_A\_37.1 Sorley 2Block Floor Plans and Elevations (Plots 180-181, 182-183)  
P22-0203\_DE\_009\_A\_37.2 - Sorley 3Block Floor Plans and Elevations (Plots 48-50, 118-120)  
P22-0203\_DE\_009\_A\_38.1 - Storer/Sorley Floor Plans and Elevations (Plots 83-84, 186-187)  
P22-0203\_DE\_009\_A\_38.2 - Storer/Sorley Floor Plans and Elevations (Plots 129-130, 134-135)  
P22-0203\_DE\_009\_A\_39.1 - Storer/Sorley/Sorley Floor Plans and Elevations (Plots 44-46)  
P22-0203\_DE\_009\_A\_39.2 - Storer/Sorley/Sorley Floor Plans and Elevations (Plots 23-25)  
P22-0203\_DE\_009\_A\_39.3 - Storer/Sinclair/Sinclair Floor Plans and Elevations (Plots 225-227 as drawn; Plots 228-230 handed)  
P22-0203\_DE\_009\_A\_40.1 - Strand/Sorley Floor Plans and Elevations (Plots 152-153, 184-185)  
P22-0203\_DE\_009\_A\_40.2 - Strand/Sorley Floor Plans and Elevations (Plots 81-82)  
P22-0203\_DE\_009\_A\_40.3 - Strand/Sorley/Storer Floor Plans and Elevations (Plots 106-108)  
P22-0203\_DE\_009\_A\_41 - Apartments Elevations (Plots 96-103)  
P22-0203\_DE\_009\_A\_42 - Apartments Floor Plans\_GF (Plots 96-103)  
P22-0203\_DE\_009\_A\_43 - Apartments Floor Plans\_FF (Plots 96-103)  
P22-0203\_DE\_009\_A\_44 - Apartments Floor Plans\_SF (Plots 96-103)  
P22-0203\_DE\_009\_A\_45.1 - Garages Floor Plans and Elevations  
P22-0203\_DE\_009\_A\_45.2 - Garages Floor Plans and Elevations  
P22-0203\_DE\_009\_A\_45.3 - Garages Floor Plans and Elevations  
P22-0203\_DE\_009\_A\_46.1 - Car Barn Floor Plans and Elevations  
P22-0203\_DE\_009\_A\_46.2 - Car Barn Floor Plans and Elevations  
P22-0203\_DE\_009\_A\_47 - Car Barn Floor Plans and Elevations

Tree Protection Plan 18071-6

10975-FPCR-XX-XX-DR-L-0009 rev P01 - Signage Strategy

Reason: To ensure satisfactory provision of the development.

2. Before development commences above slab levels, samples or exact details of the facing and roofing materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

Reason: To ensure an acceptable appearance of the development in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

3. Before development of any of the referenced features in this condition commences, the following additional landscaping details shall be submitted to and approved in writing by the Local Planning Authority:

- a) exact details of the materials to be used for all hard surfaced areas
- b) elevational details of all boundary treatments, including details of designs where there would be changes of level
- c) details of boundary treatments where footpath connections are proposed to connect with the boundaries of the site
- d) details of the precise alignment and design of the footpath through Hatton's Plantation
- e) details of the exact design of the waste collection points

Development shall take place in full accordance with the approved details.

Reason: To ensure that the development takes place in an appropriate way and to comply with Policies ENV3 and ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

4. In respect of the approved on plot landscaping proposals, the planting, seeding or turfing associated with each dwelling / apartment shall be carried out in full before first occupation of that dwelling / apartment or within such other timescale as is otherwise approved in writing by the Local Planning Authority.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policies ENV3 and ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

5. In respect of the approved landscaping proposals for the areas of public realm (including Alternative Natural Recreational Greenspace and Public Open Space), the approved planting, seeding or turfing details shall be carried out in full in accordance with a programme for implementation that shall be submitted to and approved in writing by the Local Planning Authority before any dwelling is occupied.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policies ENV3 and ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any re-enactment of that Order), no windows or rooflights shall be inserted into the side (west facing) elevation of Units 102 and 103 unless express planning permission has first been granted.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

7. No development shall commence until full details of the internal road arrangement and construction details including the footways, shared-use paths, pedestrian/cycle crossings and connections with the walking and cycling network have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented before any dwelling is occupied or within such other timeframe as is agreed in writing by the Local Planning Authority.

Reason: To ensure safety of sustainable access

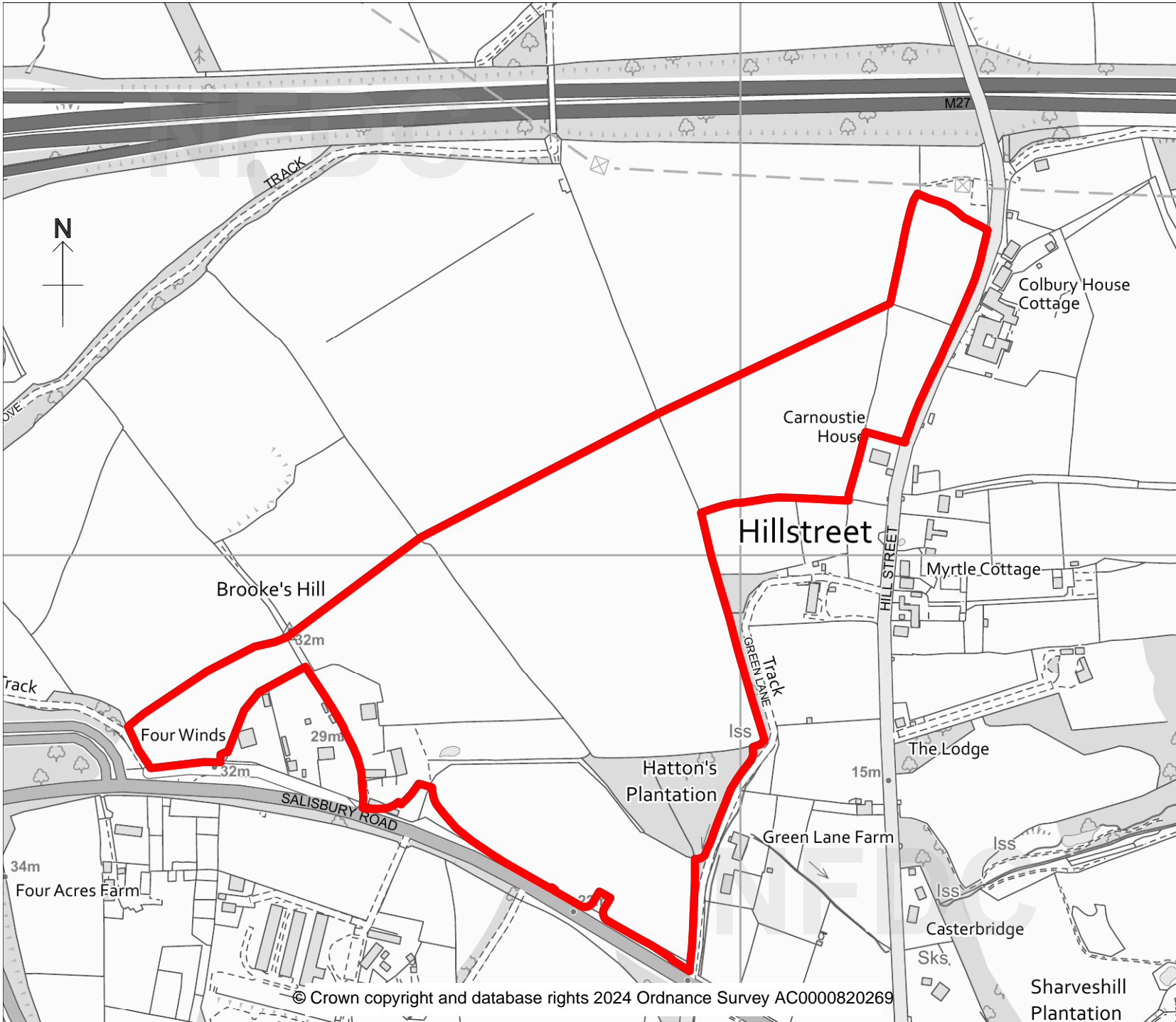
8. No meter boxes shall be placed on the front elevations of the detached, semi-detached or end of terrace dwellings hereby approved, or the apartment blocks, unless otherwise agreed in writing by the Local Planning Authority, and then only in accordance with details that have been agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the area.

**Further Information:**

Ian Rayner

Telephone: 023 8028 5449



# New Forest

DISTRICT COUNCIL

Tel: 023 8028 5000  
[www.newforest.gov.uk](http://www.newforest.gov.uk)

Mark Wyatt  
 Service Manager  
 Development Management  
 New Forest District Council  
 Appletree Court  
 Lyndhurst  
 SO43 7PA

## PLANNING COMMITTEE

September 2024

Land North of Salisbury Road  
 Calmore

23/10268

Scale 1:5000

N.B. If printing this plan from the internet, it will not be to scale.